120.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,200 / 765,200
					USE VALUE:	765,200 / 765,200
					ASSESSED:	765,200 / 765,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIEGAL MICHAEL J/MEREDITH C	
Owner 2:		
Owner 3:		
Street 1:	132 WINCHESTER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PEURA KENNETH/TRUSTEE -
Owner 2:	WHATEVER REALTY TRUST -
Street 1:	132 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,518 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7518.000	313,300		451,900	765,200
Total Card	0.173	313,300		451,900	765,200
Total Parcel	0.173	313,300		451,900	765,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.48 | /Parcel: 449.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77366

GIS Ref

GIS Ref

Insp Date 11/01/18

!9292!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,300	0	7,518.	451,900	765,200	765,200	Year End Roll	12/18/2019
2019	101	FV	271,000	0	7,518.	458,300	729,300	729,300	Year End Roll	1/3/2019
2018	101	FV	271,000	0	7,518.	342,100	613,100	613,100	Year End Roll	12/20/2017
2017	101	FV	271,000	0	7,518.	309,900	580,900	580,900	Year End Roll	1/3/2017
2016	101	FV	271,000	0	7,518.	296,900	567,900	567,900	Year End	1/4/2016
2015	101	FV	265,300	0	7,518.	251,800	517,100	517,100	Year End Roll	12/11/2014
2014	101	FV	265,300	0	7,518.	238,800	504,100	504,100	Year End Roll	12/16/2013
2013	101	FV	265,300	0	7,518.	227,200	492,500	492,500		12/13/2012

PRINT

Date	Time
12/10/20	23:47:28

LAST REV

Date	Time
10/29/20	09:26:23
danam	
9292	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEURA KENNETH/T	50388-295		11/26/2007	Change>Sale	497,500	No	No		
PEURA KENNETH/E	49409-583		5/7/2007	Family	1	No	No		
MANGANO ANTONIO	49374-318		4/30/2007	Sub Sale	420,000	No	No		
	9584-291		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	915	Addition	350,000	O				
5/14/2007	335	Redo Kit	5,000					re do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
7/15/2007	MLS	HC	Helen Chinal
4/6/2000	Inspected	276	PATRIOT
2/15/2000	Measured	268	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7518		Sq. Ft.	Site		0	70.	0.86	5									451,878						451,900	

Total AC/HA: 0.17259 | Total SF/SM: 7518 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,878 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	128.891
Other Features:	98348
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328431
Depreciation:	15108
Depreciated Total:	313323

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2007
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

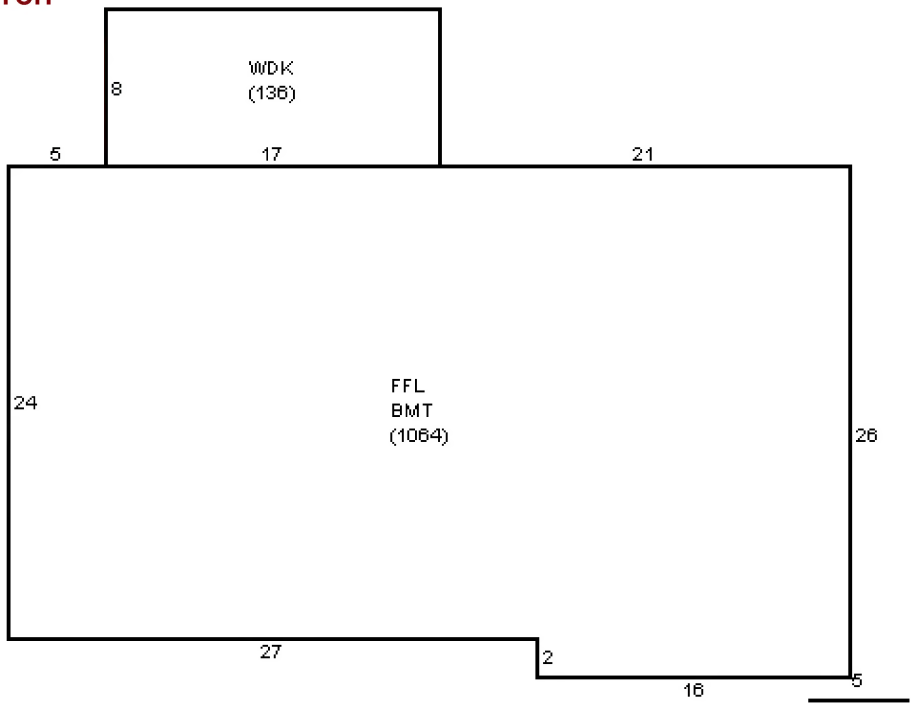
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.78
Special Features:	0	Val/Su Net:	138.38
Final Total:	313300	Val/Su SzAd	294.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	57.580	61,261
FFL	First Floor	1,064	128.890	137,140
WDK	Deck	136	13.420	1,825

Net Sketched Area:	2,264		Total:	200,226	
Size Ad	1064	Gross Are	2264	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	